



Application for Architectural Review Board

*** This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

APPLICANT INFORMATION

Name of Applicant: MAINLINE GROUP ARCHITECTURE INC.

Phone #: (314) 872-3955

Email address of Applicant (for review comments): Allen.roehrig@mgarch.net

PROJECT PROPERTY INFORMATION

Address for proposed work: 22 CLERMONT LANE, LADUE MO 63124

If this ARB application is amending a project that is currently under construction, list permit #: _____

Zoning District: C Parcel ID # (St. Louis county tax record): 18M210642

DESCRIPTION OF PROPOSED PROJECT: 374 ϕ ADDITION TO DETACHED GARAGE

Additional Information:

- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.

X [Signature] Date: 28MAR22

* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision. Approval of this ARB proposal does not waive any other permit or other authorization by the City that may be required for you to fully complete your proposed project.

22 Clermont Front View



Rear view



Garage



NEIGHBORING PROPERTIES for 22 Clermont

20 Clermont



21 Clermont



23 Clermont



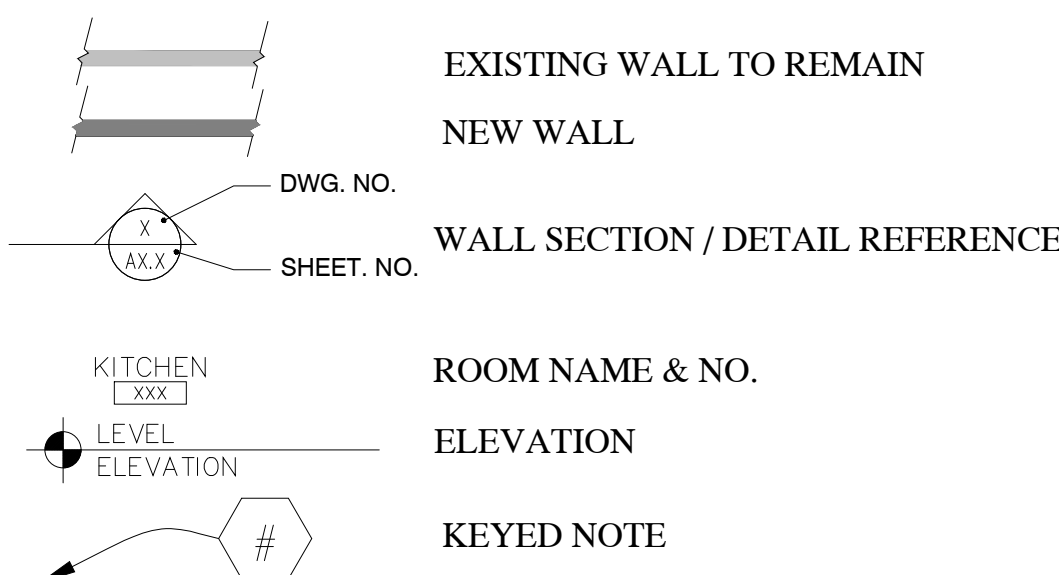
WEAVER RESIDENCE

22 CLERMONT LANE
LADUE, MO 63124

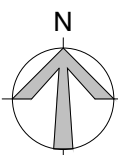
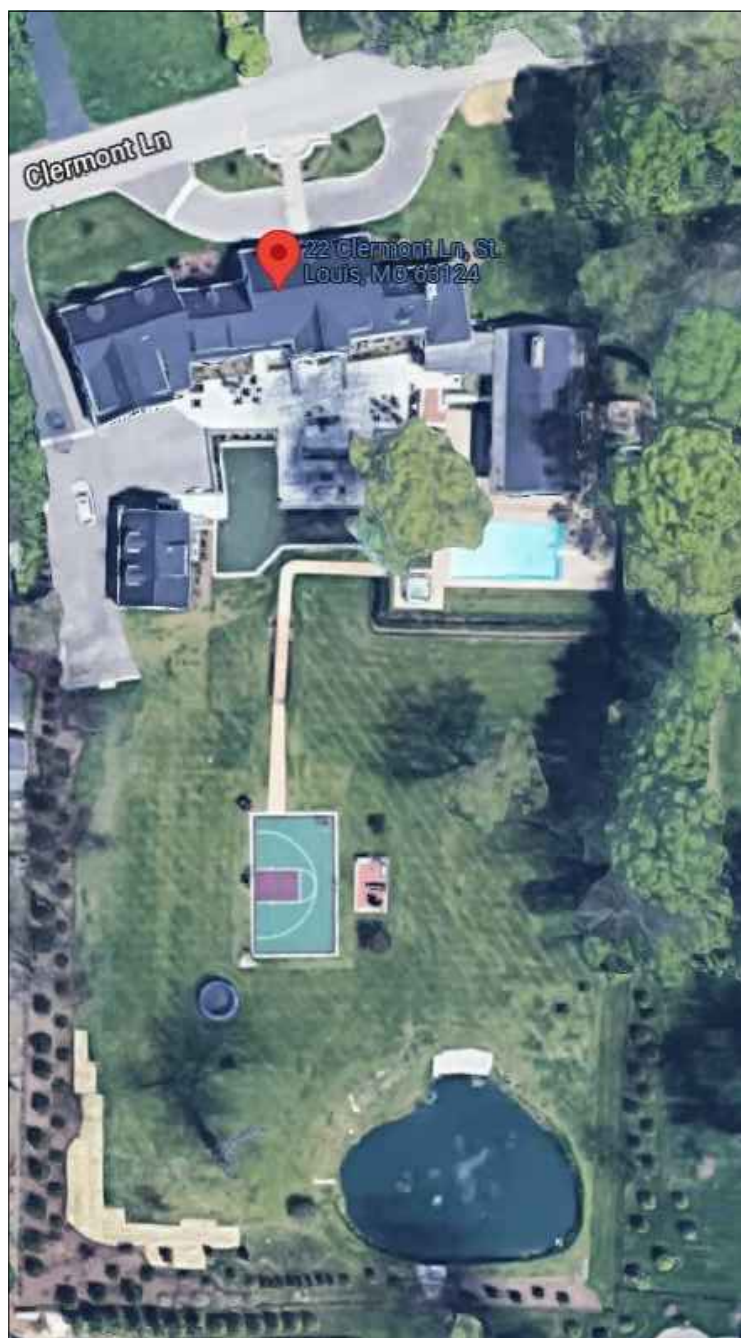
DETACHED GARAGE ADDITION ARCHITECTURAL REVIEW BOARD SET

MARCH 28, 2022

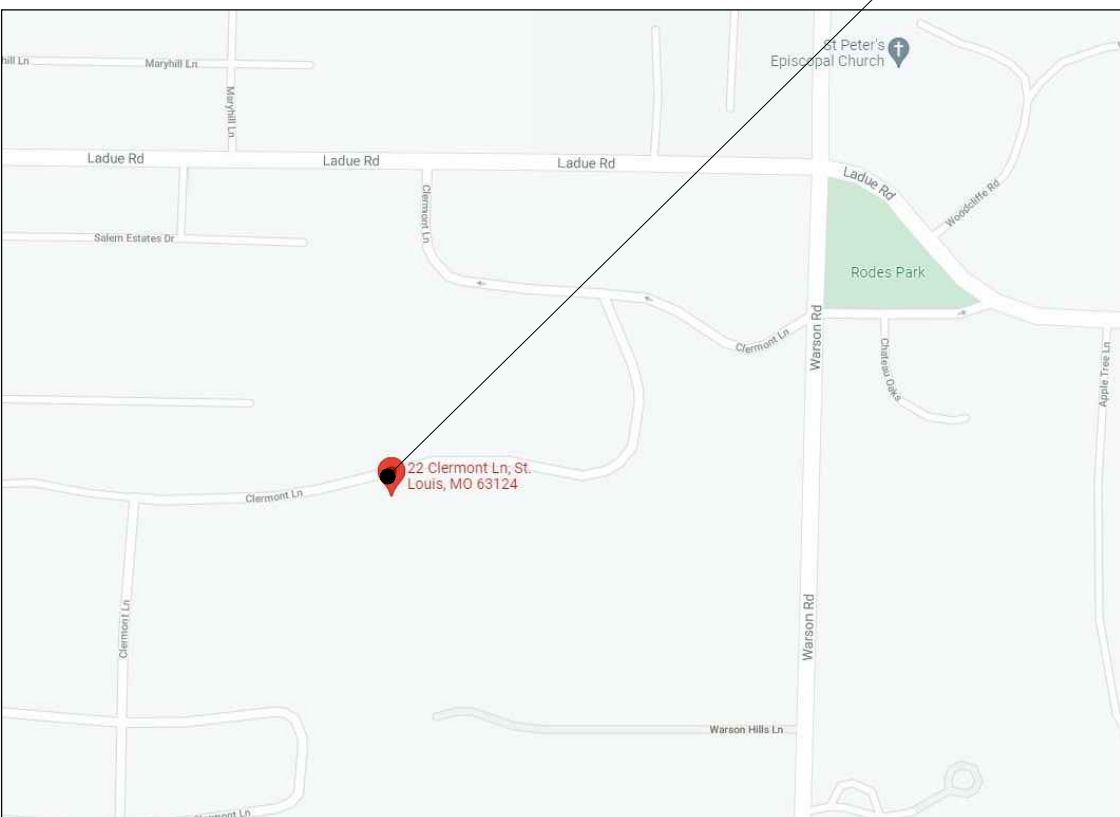
DRAWING LEGEND



AERIAL VIEW



PROJECT LOCATION



CODE DATA

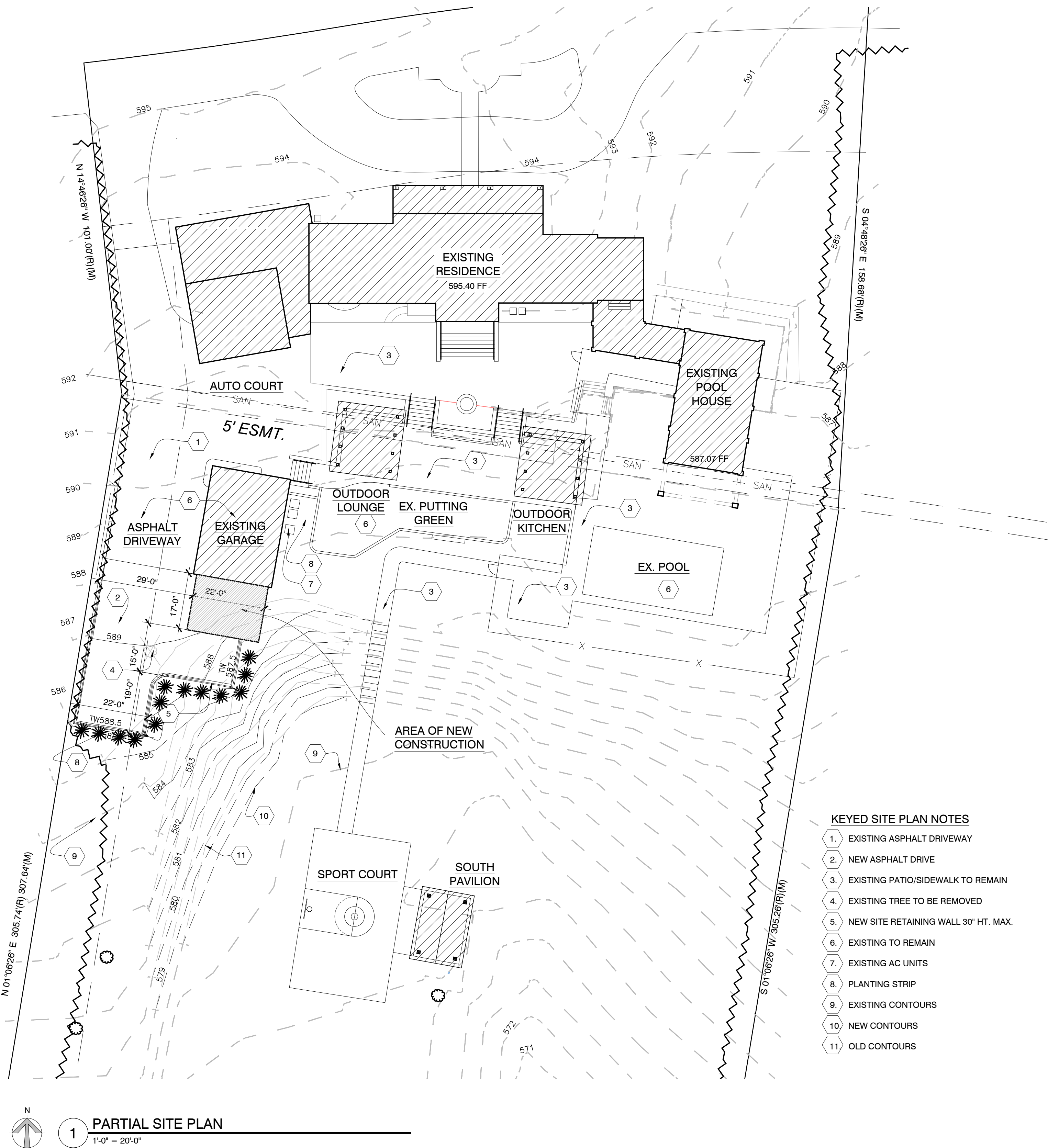
- MUNICIPALITY: LADUE, MISSOURI
- CODES ENFORCED:
2021 INTERNATIONAL FIRE CODE
2021 IFC - AMENDED
2021 INTERNATIONAL BUILDING CODE
2021 FUEL GAS CODE
2021 MECHANICAL CODE
2021 PLUMBING CODE
2021 PROPERTY MAINTENANCE CODE
2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL SWIMMING POOL AND SPA CODE
- ZONING DISTRICT: C - SINGLE FAMILY DWELLING
- SUBDIVISION: CLERMONT PARK
- LOT NUMBER: 22
- LOT AREA: 2.22 ACRES (97,676 SQ. FT.)
TOTAL HARDSCAPE = 28,836 SQ. FT. = 70% GREEN SPACE
- SCOPE OF WORK (NEW):
DETACHED GARAGE ADDITION = 374 SQ. FT.
EXISTING DETACHED GARAGE = 820 SQ. FT.
TOTAL = 1,194 SQ. FT.
- AREA CALCULATIONS EXISTING
OUTDOOR PAVILIONS = 1,240 SQ. FT.
POOL = 836 SQ. FT.
SPORT COURT = 1,443 SQ. FT.
TOTAL = 3,519 SQ. FT.
TOTAL ACCESSORY BUILDINGS = 4,713 SQ. FT.
TOTAL EXISTING RESIDENCE = 5,902 SQ. FT.

PROJECT TEAM

OWNER	TODD & SARA WEAVER 22 CLERMONT DRIVE ST. LOUIS, MO 63124
ARCHITECT	MAINLINE GROUP ARCHITECTURE, Inc. 9751 CLAYTON RD LADUE, MO 63124 P: 314.872.3955 CONTACT: ALLEN ROEHRIG
CONTRACTOR	TW CONSTRUCTORS 2030 ALTON COURT ST. LOUIS, MO 63146 P: 314.342.1490 CONTACT: BILL JOHNSON
LANDSCAPE ARCHITECT	LAMAR JOHNSON COLLABORATIVE 2199 INNERBELT BUSINESS CENTER DRIVE ST. LOUIS, MO 63114 P: 314.592.2281 CONTACT: ANDREW KILMER
STRUCTURAL ENGINEERING	ROUND GROVE PRODUCTS 12980 ARNOLD ROAD DALTON, OH 44618 P: 330.621.3657

SHEET INDEX

COVER	COVER SHEET AND SITE PLAN
A1.0	FLOOR PLAN
A2.0	ELEVATIONS



PRELIMINARY PRINT - NOT FOR CONSTRUCTION

MAINLINE
GROUP ARCHITECTURE, INC.
9751 Clayton Road • St. Louis, MO 63124
Ph: 314.872.3955 • Fax: 314.872.3327 • www.mgarch.net

MAINLINE GROUP ARCHITECTURE, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY #:
2004031343

WEAVER RESIDENCE

22 CLERMONT LANE
ST. LOUIS, MO 63124

JOB NO.: 6121
ISSUE DATE: 03-28-22
REVISION DATES:

DANIEL A. ELAVSKY - ARCHITECT
MO# 2009010396

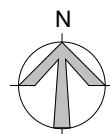
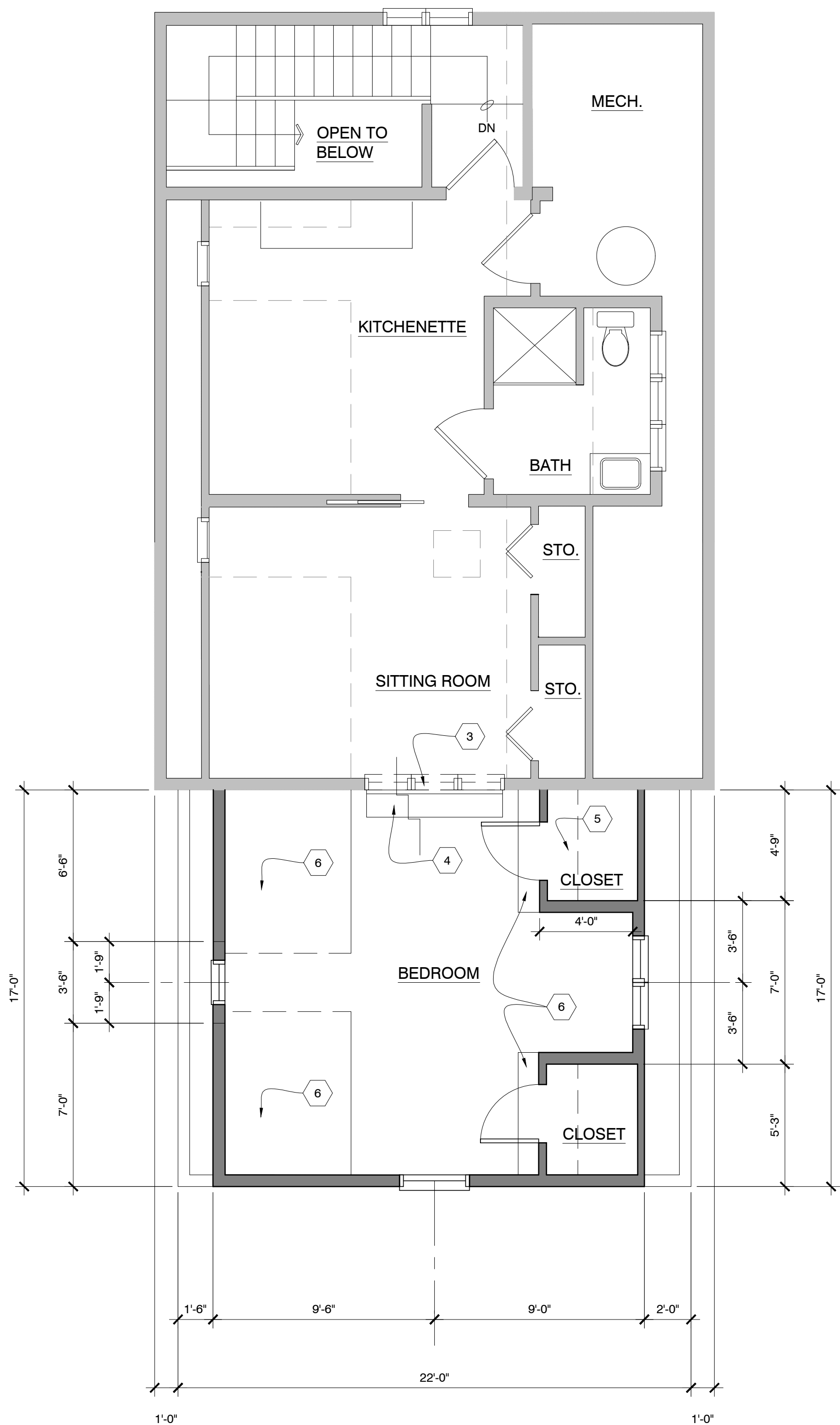
© MAINLINE GROUP ARCHITECTURE, INC. 2022
THESE DOCUMENTS AND DESIGNS ARE THE
PROPERTY OF MAINLINE GROUP
ARCHITECTURE, INC. THEY MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN CONSENT.

CONTACT:
ALLEN ROEHRIG

DESIGN PHASE:
CONSTRUCTION DOCUMENTS

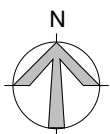
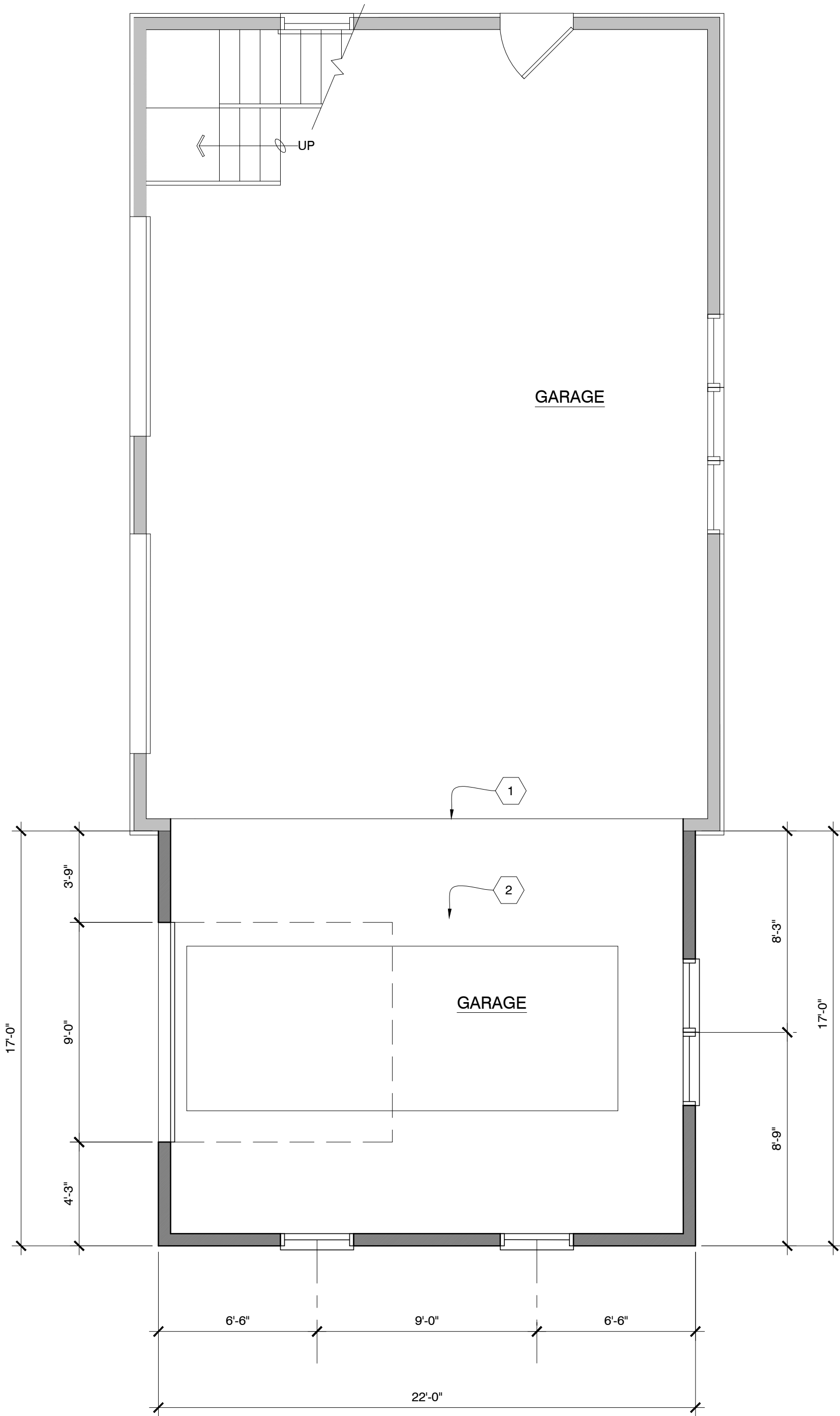
COVER SHEET
SITE PLAN

COVER



1

SECOND FLOOR PLAN
1/4" = 1'-0"



1

FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL GARAGE FLOOR PLAN NOTES:

- USE 2x6 WOOD STUDS @ 16" O.C. FOR EXTERIOR WALLS W/ 1/2" ZIP WALL AND R-19 INSULATION.
- CONCRETE SLAB TO SLOPE 1/4" /FT TO DRAIN
- PROVIDE DRYWALL FOR ENTIRE GARAGE WITH 1-HR RATED DRYWALL ON CEILING.
- USE 3/4" FLOOR SHEATHING IN ATTIC.

KEYED FLOOR PLAN NOTES:

- LINE OF NEW GARAGE SLAB - MATCH EXISTING IN SLOPE
- 1 HR. FIRE RATED TYPE X GYP BD. CEILING
- DEMO EXISTING WINDOW AND WALL BELOW
- 1 TREAD @ 12" 2 RISERS @ 6"
- CLOTHES ROD
- VAULTED CEILING

PRELIMINARY PRINT - NOT FOR CONSTRUCTION

WEAVER RESIDENCE

22 CLERMONT LANE
ST. LOUIS, MO 63124

JOB NO.: 6121
ISSUE DATE: 03-28-22
REVISION DATES:

DANIEL A. ELAVSKY - ARCHITECT
MO#: 2009010396

© MAINLINE GROUP
ARCHITECTURE, INC. 2022
THESE DOCUMENTS AND DESIGNS ARE THE
PROPERTY OF MAINLINE GROUP
ARCHITECTURE, INC. THEY MAY NOT BE USED
OR REPRODUCED WITHOUT WRITTEN CONSENT.

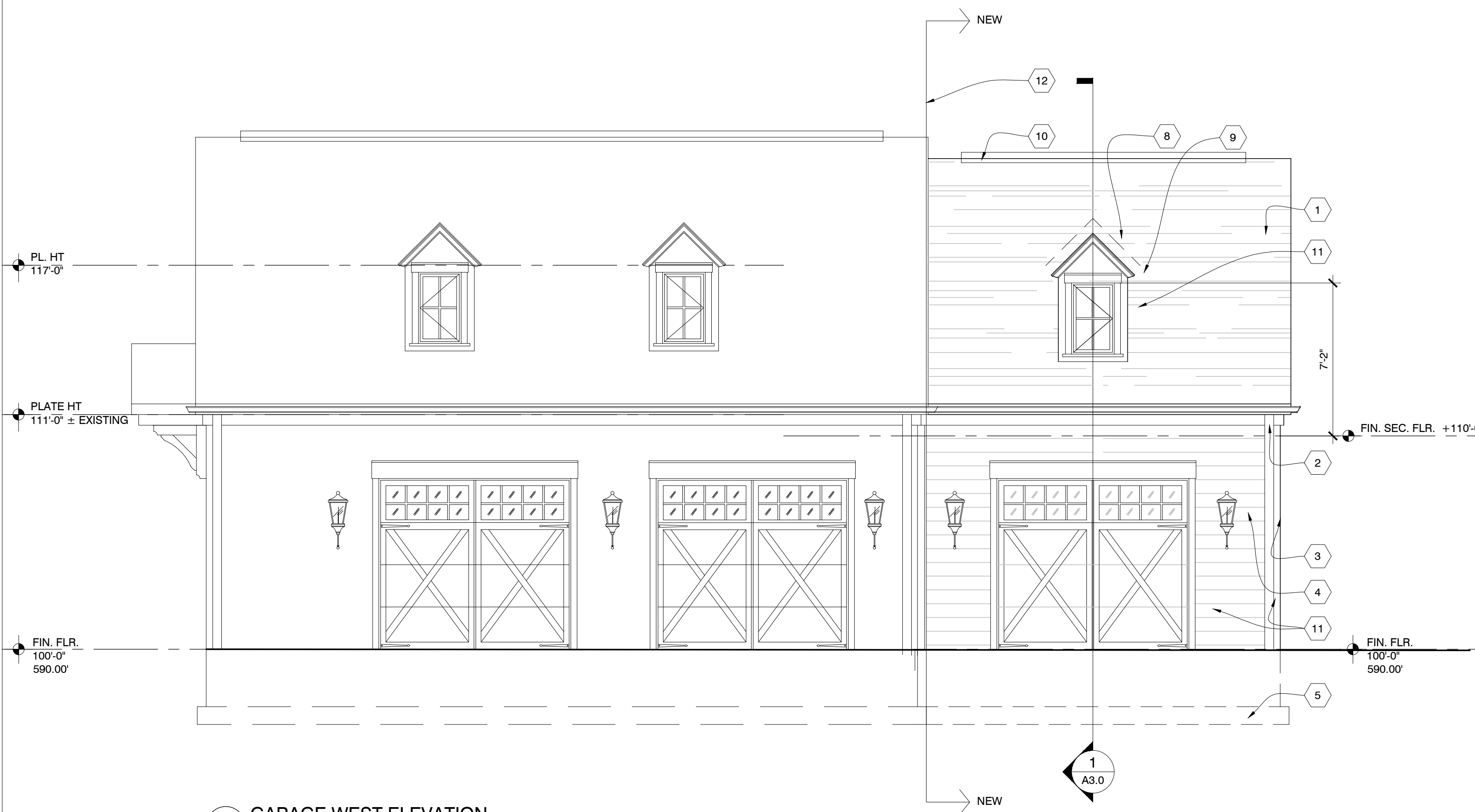
CONTACT:
ALLEN ROEHRIG
DESIGN PHASE:
CONSTRUCTION
DOCUMENTS

FLOOR PLANS

A1.0

MAINLINE
GROUP ARCHITECTURE, INC.
9751 Clayton Road • St. Louis, MO 63124
Ph: 314.872.5955 • Fax: 314.872.5327 • www.mgarch.net

MAINLINE GROUP ARCHITECTURE, INC.
MISSOURI STATE CERTIFICATE OF AUTHORITY #:
2004031343



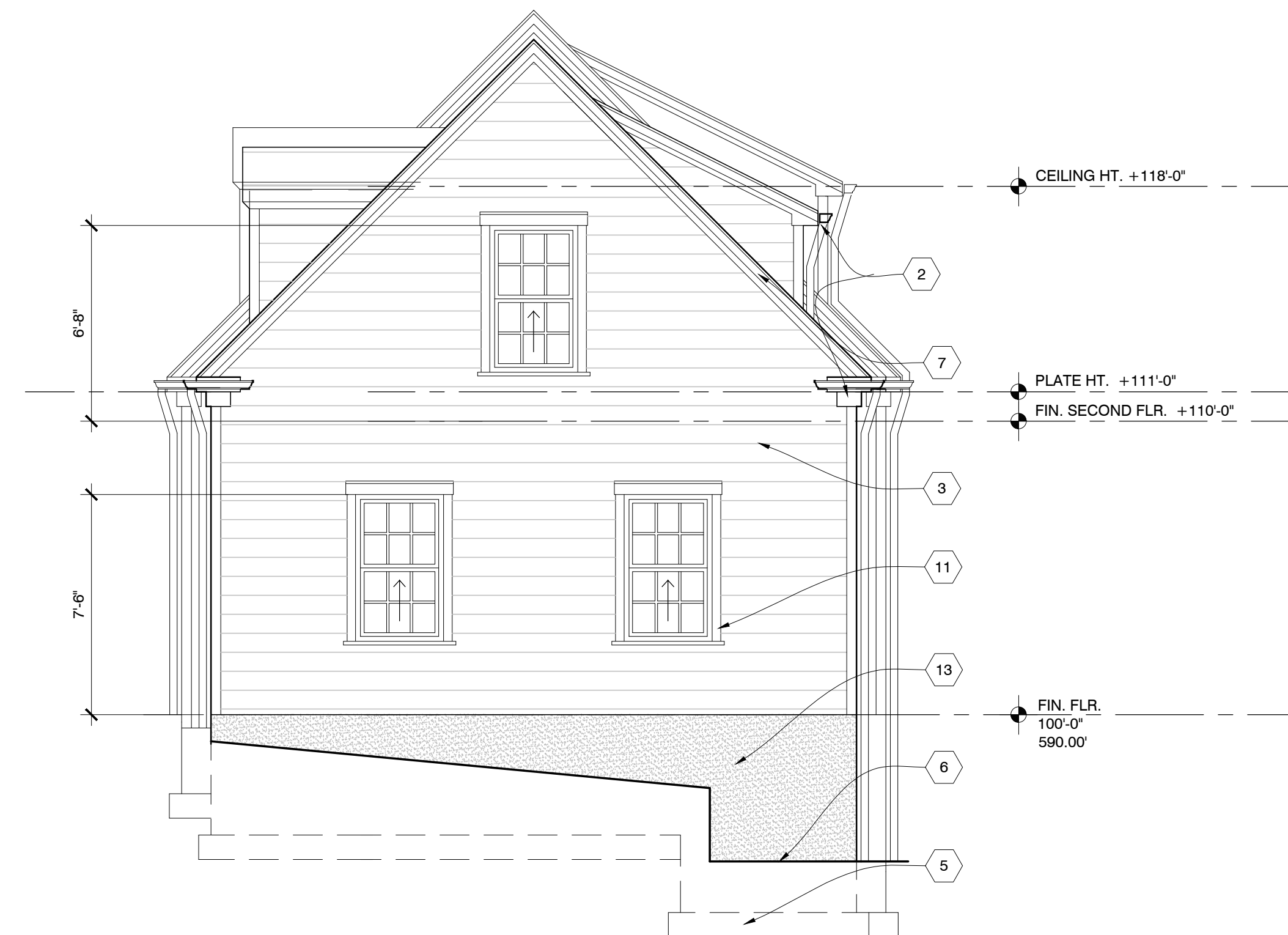
4 GARAGE WEST ELEVATION
1/4" = 1'-0"



2 GARAGE EAST ELEVATION
1/4" = 1'-0"



3 GARAGE NORTH ELEVATION
1/4" = 1'-0"



1 GARAGE SOUTH ELEVATION
1/4" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

1. REFER TO SHEET A1.0 FOR DOOR AND WINDOW SIZES
2. ROOFING MATERIAL: MATCH EXISTING
3. SIDING: FIBER CEMENT LAP SIDING
4. GUTTER AND DOWNSPOUTS: TO MATCH EXISTING
5. OVERHANGS: MATCH EXISTING MOLDING PROFILE UNLESS NOTED OTHERWISE
6. ALL MATERIAL COLORS TO MATCH EXISTING.
7. EAVE RETURN DETAIL @ GABLE ENDS TO MATCH EXISTING THROUGHOUT.

KEYED EXTERIOR ELEVATION NOTES:

1. ASPHALT SHINGLES TO MATCH EXISTING
2. GUTTER AND DOWNSPOUTS TO MATCH EXISTING
3. FIBER CEMENT LAP SIDING - 8" EXPOSURE
4. LIGHT FIXTURE PER OWNER
5. CONCRETE FOOTING / FOUNDATION
6. FINISHED GRADE
7. EAVE / RAKE MOLDING TO MATCH EXISTING
8. PROVIDE COPPER FLASHING WHERE ROOF / WALL MEET - 6" MIN.
9. DORMER - STYLE TO MATCH EXISTING DORMERS
10. CONTINUOUS RIDGE VENT
11. 1x TRIM BOARD TO MATCH EXISTING
12. LINE OF NEW CONSTRUCTION
13. EXPOSED CONCRETE - PAINT TO MATCH

PRELIMINARY PRINT - NOT FOR CONSTRUCTION